



**THE CORPORATION OF NORFOLK COUNTY  
COMMITTEE OF ADJUSTMENT**

**COMMENT REQUEST FORM**

This Committee has received a consent/minor variance application concerning land within your jurisdiction. The proposal is explained on the attached application. If you require further information, please feel free to contact this office.

In order to properly consider this application, the Committee of Adjustment would appreciate your comments or recommendation before the date below:

**January 10<sup>TH</sup>, 2007**

**FILE NO.: BN-001/2007**

**ASSESSMENT ROLL NO.: 3310-493-110-00100**

**APPLICANT:**

Roderick and Tina Millea, 1627, 8th Street West, RR #6, Simcoe, ON N3Y 4K5

**LOCATION:**

Concession A, Part Lot 12 in Front CHR (142 Cedar Drive, Turkey Point)

**PROPOSAL:**

Sever a parcel having a frontage of 2.7 m (9.0 ft) an approximate depth of 26.8 m (88.0 ft) and having an approximate area of 73.5 m<sup>2</sup> (792 ft<sup>2</sup>) and retain a parcel having an approximate area of 761 m<sup>2</sup> (8196 ft<sup>2</sup>) more or less as a boundary adjustment.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Conservation Authority                    |   |
| <input checked="" type="checkbox"/> Building Inspector (Sewage System Review) |   |
| <input checked="" type="checkbox"/> Forestry Division                         |   |
| <input checked="" type="checkbox"/> Treasury Department                       |   |
| <input checked="" type="checkbox"/> Public Works                              | NOTE: If an agreement is required please attach the clauses you require in the agreement. |

- |   |
|---|
| <input type="checkbox"/> Norfolk Power                  |
| <input type="checkbox"/> Ministry of Transportation     |
| <input type="checkbox"/> Railway                        |
| <input checked="" type="checkbox"/> Building Department |
| <input checked="" type="checkbox"/> GIS Section         |

**CIRCULATION DATE: December 20<sup>th</sup>, 2006**

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**PLEASE REPLY BY FAX OR EMAIL DIRECTLY TO:**

Mary Elder, MCIP, RPP  
Norfolk County, 60 Colborne Street, South, Simcoe, ON N3Y 4N5  
(519) 426-5870 ext 1341

**FAX: (519) 428-3069 EMAIL: [mary.elder@norfolkcounty.on.ca](mailto:mary.elder@norfolkcounty.on.ca)**

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**COMMITTEE OF ADJUSTMENT DECISION:**

If you wish to be notified of the Decision of Norfolk County, Committee of Adjustment in respect of the proposed consent, you must make a written request to: Stephanie Godby, Acting Secretary-Treasurer, P.O. Box 128, 22 Albert Street, Langton ON N0E 1G0 • Phone: (519) 875-4485 ext 235; Fax: (519) 875-4789; Email: [stephanie.godby@norfolkcounty.on.ca](mailto:stephanie.godby@norfolkcounty.on.ca)

**APPEALS TO THE ONTARIO MUNICIPAL BOARD:**

If a person or public body that files an appeal of a Decision of Norfolk County Committee of Adjustment in respect of the proposed consent or variance does not make written submission to the Norfolk County Committee of Adjustment, before it gives or refuses to give a provisional consent or variance, the Ontario Municipal Board may dismiss the appeal.

Property Assessment Roll Number:

33-10- 493-110-001 00  
(to be provided by applicant/agent)

Office Use

File No. BN-001/2007  
Date Submitted Nov-8, 2006  
Date Received " "  
Sign Issued " "

\* Note - the applicant has provided a diagram to show how two dwellings could fit on the two lots if the boundary adjustment is approved

Norfolk  
COUNTY

THE CORPORATION OF  
NORFOLK COUNTY  
**RECEIVED**  
NOV 14 2006

## APPLICATION FOR CONSENT

PLANNING DEPT.

NOTE: This application must be typed or printed in ink and completed in full. An incomplete or improperly prepared application may not be accepted and could result in processing delays.

### A. APPLICANT INFORMATION

1. Name of Owner RODERICK + TINA MILLEA Phone No. 519 426 0729  
Address 1627, 8th ST WEST Fax No. 519 428 4268  
RR # 6 SIMCOE, ONTARIO Postal Code N3Y 4K5  
E-mail \_\_\_\_\_
2. Agent (if any) N/A Phone No. \_\_\_\_\_  
Address \_\_\_\_\_ Fax No. \_\_\_\_\_  
Postal Code \_\_\_\_\_  
E-mail \_\_\_\_\_

Please specify to whom all communications be sent:

☒ Owner ☐ Agent

3. Names and addresses of any mortgagees, holders of charges or other encumbrances:

N/A

4. Are there any restrictive covenants affecting the property?

☒ Yes ☐ No

If yes, describe the easement or covenant and its effect:

HYDRO EASEMENT - SEE ATTACHED LOT  
PLAN.

**B. LOCATION/LEGAL DESCRIPTION OF PROPERTY**

1. Geographic Township Charlottesville  
Urban Area or Hamlet Turkey Point  
Concession Number A Lot Number 12. Part in first  
Registered Plan Number 128 Lot(s)/Block(s) Lot 1 + Lot 2  
Reference Plan Number Parts 1 & 2 on 37P5096 Part Number(s) \_\_\_\_\_  
Civic Address 142 Cedar Drive

**C. PURPOSE OF APPLICATION**

1. Type and purpose of proposed transaction: (check appropriate box)
- |           |   |        |  |
|-----------|---|--------|--|
| Transfer: | <input type="checkbox"/> Creation of a new lot          | Other: | <input type="checkbox"/> a charge              |
|           | <input checked="" type="checkbox"/> Boundary Adjustment |        | <input type="checkbox"/> a lease               |
|           | <input type="checkbox"/> an easement/right-of-way       |        | <input type="checkbox"/> a correction of title |
2. Name of person(s), if known, to whom land or interest in land is to be transferred, leased or charged (if known):  
to self.
3. If a boundary adjustment, identify the Assessment Roll No. and property owner of the lands to which the parcel will be added.  
Roll No.: 33-10-493-110-001 00 Name: \_\_\_\_\_  
West part of Lot 1 to be added to Lot 2.
4. If the application involves a residential lot in the rural/agricultural area, please complete Form 1 which is available upon request.
5. If the application proposes to divide a farm into two smaller agricultural parcels, please complete Form 2 which is available upon request.

D. PROPERTY, SERVICING AND ACCESS INFORMATION

(Note for final lot areas of both proposed lots see attachment)

## 1. Description of land intended to be SEVERED:

Frontage: 2.7 m.  
9.0 ft.Depth: ± 26.8 m.  
± 88 ft. (on east side)Width: \_\_\_\_\_ m.  
\_\_\_\_\_ ft.Area: + 73.5 m<sup>2</sup>.  
+ 792 ft<sup>2</sup>Existing use cottage useProposed Use: no clearing just keep  
to have 2 cottages if  
approved.Number and type of buildings and structures existing on the land to be severed:1 cottage & shed to be removed (they straddle  
the lot line between Lot 1 & Lot 2).Number and type of buildings and structures proposed on the land to be severed:1 new cottage on westerly lot &  
1 new cottage on easterly lot - if approved.2. Description of land intended to be RETAINED: (Lot 1)Frontage: 36.5 m.  
119.8 ft.Depth: \_\_\_\_\_ m.  
irregular ft.Width: \_\_\_\_\_ m.  
\_\_\_\_\_ ft.Area: 761 m<sup>2</sup>.  
± 8196 ft<sup>2</sup>Existing use part of existing  
cottage lotProposed Use: new cottageNumber and type of buildings and structures existing on the land to be retained:part of existing cottage (to be removed)Number and type of buildings and structures proposed on the land to be retained:1 new cottage

## 3. Existing or proposed access to land intended to be SEVERED:

☐ Unopened Road☒ Municipal Road☐ Provincial Highway☐ Other (Specify)Name of Road/Street Cedar Drive

4. Existing or proposed access to land intended to be RETAINED:

☐ Unopened Road      ☒ Municipal Road      ☐ Provincial Highway

☐ Other (Specify)

Name of Road/Street Cedar Drive

5. Servicing:

Indicate what services are available or proposed:

Water Supply

Piped Water ☒  
Individual Wells ☐  
Other (describe) ☐

Private System

Bowen

Sewage Treatment

Sewers ☐  
Communal System ☐  
Septic Tank & Tile Bed ☒  
Other (describe) ☐

Storm Drainage\*

Storm Sewers ☐  
Open Ditches ☐  
Other (describe) ☐

\* Have you consulted with Public Works & Environmental Services concerning stormwater management?

Yes ☐ No ☒

\* Has the existing drainage on the subject land been altered?

Yes ☐ No ☒

\* Does a legal and adequate outlet for storm drainage exist?

Yes ☐ No ☐ Unknown ☒

**E. LAND USE**

1. What is the existing Official Plan designation(s) of the subject land: Resort Residential
2. What is the existing Zoning of the subject lands: Lakeshore  
(If required, assistance is available for questions 1 and 2 above.)

**F. PROVINCIAL POLICY**

1. Are any of the following uses or features located on the subject land or within 500 metres (1640 ft.) of the subject land? Please check the appropriate boxes, if any apply. (Assistance is available to complete this table).

Use or Feature	On the Subject Land	Within 500 Metres (1,640 feet) of subject land (indicate distance)
A livestock facility or stockyard (see F.2)		
A Wooded area		
A Municipal Landfill		
A Sewage Treatment Plant or Waste Stabilization Plant		
A Provincially Significant Wetland (Class 1, 2 or 3 wetland) or other environmental feature		✓
Floodplain		
A Rehabilitated Mine Site		
A Non-Operating Mine Site within 1 Kilometre		
An Active Mine Site		
An Industrial or commercial use (specify the use(s))		
An Active Railway Line		
Seasonal Wetness of Land		
Erosion		
Abandoned Gas Wells		

2. If there are any livestock operations within 500 metres (1640 ft) of the subject land, please complete Form 3, which is available upon request.

**G. STATUS OF OTHER PLANNING APPLICATIONS**

1. Has the owner previously severed any land from this land holding or any other land the owner has interest in since August 24, 1978?

Yes ☐ No ☒

If the answer to the above question is YES, File No.:

How many separate parcels have been created? \_\_\_\_\_

Date(s) these parcels were created: \_\_\_\_\_

The name of the transferee for each parcel: \_\_\_\_\_

What uses were the parcels severed for? \_\_\_\_\_

2. If this application proposes to sever a dwelling made surplus through farm amalgamation, when were the farm properties amalgamated? \_\_\_\_\_

3. Date of construction of the dwelling proposed to be severed: \_\_\_\_\_

4. Has this property ever been part of an application for approval for a plan of subdivision or consent under the Planning Act?

Yes ☐ No ☒ Unknown ☐

If yes, provide the file number, if known, and the decision made on the application.

File No. \_\_\_\_\_ Decision: \_\_\_\_\_

5. Date of purchase of subject land.

6. How many years has the owner farmed? \_\_\_\_\_

Outside this municipality but in Ontario? \_\_\_\_\_ In this municipality? \_\_\_\_\_

Other (please specify) \_\_\_\_\_

#### H. CURRENT APPLICATION

1. Is this property the subject of an application for an Official Plan Amendment that has been submitted for approval?

Yes ☐ No ☒ Unknown ☐

If Yes, File No. \_\_\_\_\_ Status: \_\_\_\_\_

2. Is this property the subject of an application for a Zoning By-law Amendment, Minister's Zoning Order Amendment, Minor Variance, Consent or Plan of Subdivision?

Yes ☐ No ☒ Unknown ☐

If Yes, File No. \_\_\_\_\_ Status: \_\_\_\_\_

*But a minor variance will be needed for the new lot (westerly portion).  
to address lot area of likely for lot coverage.  
\* Note was a minor variance approved in 2003  
AN-028/2003, to recognize existing cottage*

3. Is there any other application on this property that could affect this application?

Yes ☐

No ☒

Unknown ☐

If Yes, describe \_\_\_\_\_

**I. SUPPORTING MATERIAL TO BE SUBMITTED BY APPLICANT**

In order for your application to be considered complete, a sketch drawn to scale must be included as part of this application which shows:

1. The boundaries and dimensions of the subject land including the part that is to be severed and the part that is to be retained.
2. Location, size, height and type of all existing and proposed buildings and structures on severed or retained lands, including the distance of the buildings or structures from the front yard lot line, rear yard lot line and side yard lot lines.
3. The boundaries and dimensions of the land owned by the owner, including the subject land and adjacent land.
4. The distance between the subject land and the nearest municipal lot line or landmark, such as a railway crossing or bridge.
5. The location of all land previously severed from the parcel originally acquired by the current owner of the subject land.
6. The approximate location of all natural and artificial features on the subject land and adjacent lands, including railways, roads, watercourses, drainage ditches, irrigation ponds, river or stream banks, wetlands, wooded areas, buildings.
7. The current use(s) of the adjacent lands.
8. The location, width and name of any roads within or abutting the subject land. Indicate whether the road is an unopened road allowance, a public travelled road, a private road or a right-of-way.
9. If access to the subject land is by water only, the location of the parking and docking facilities to be used.
10. The location and nature of any restrictive covenant or easement affecting the subject land.
11. If the severed parcel is to be conveyed to an abutting property owner, please identify the abutting property with name and instrument number exactly as now registered.
12. The location of any existing sewage system and well, on the lot to be created and/or retained.

**If other documentation/supporting material becomes necessary, you will be contacted and this information must be submitted prior to your application proceeding.**



Existing Lot

(House to be removed)  
POSITION OF  
SEVERANCE PROPE.

1.50' (P1)  
(P4&MEAS)

INSTRUMENT

LOT 3

No.

469428

TO BE  
REMOVED

3D

PLAN  
N79°36'00"W LOT 3  
73.00' (P1&SET)

SUBJECT  
PART 3  
PLAN

No.

489351

10.00' (P2,P3&SET)

N09°55'50"E

CEDAR

166.00' WIDE

LOT 1  
WITH PART  
LOT 2  
BE SEVERED  
EAST OF EXISTING  
BOUNDARY LINE.

LOT 1  
LOT 2  
LOT 3

DRIVE  
(R.P. 128)

LOT 1  
PLAN No. 482137

INSTRUMENT

2 STOREY FRAME HOUSE  
No. 142

PART

SUNROOM

PATIO

STONE

AREA

TO

SHED

TO

AREA

TO

AREA

Current Lot Line

N

9.0 ft. to be severed  
from Lot 1 & added  
to Lot 2.

@ 142 CEDAR DR  
TURKEY POINT

35.7' (2,P3&MEAS)

S8 (P1)  
(2.4' B/G)

(20' 9")

HYDRO POLE

20.30' (P3&SET)

13.9'

196.86' (P2,P3&MEAS)

Lot area (3196 sq ft)

2

Lot area 5023 sq ft

No. 489341

37 R - 5188

HYDRO EASEMENT

37 R - 5296

PLAN No. 482137

LOT 12 IN FRONT OF CONCESSION "A"

REGISTERED

LOT 12

PART

INSTRUMENT

2 STOREY FRAME HOUSE

No. 142

PART

SUNROOM

PATIO

STONE

AREA

TO

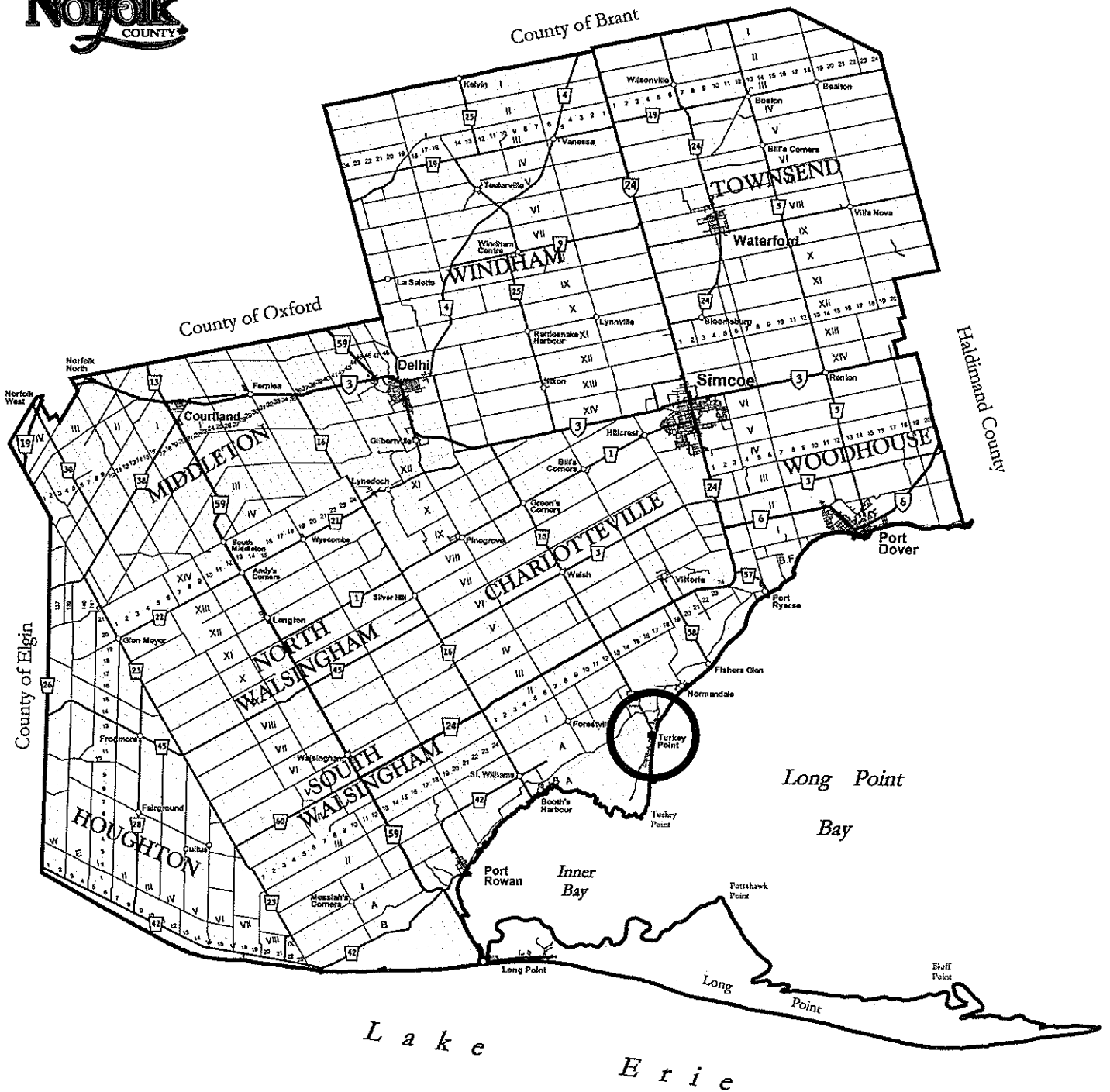
AREA

$$\begin{array}{r} 54 \\ 3 \overline{) 162} \\ \underline{15} \phantom{0} \\ 12 \phantom{0} \\ \underline{12} \phantom{0} \\ 0 \end{array}$$

# MAP 1

File Number: BN-001/2007

Geographic Township of CHARLOTTEVILLE



# MAP 2

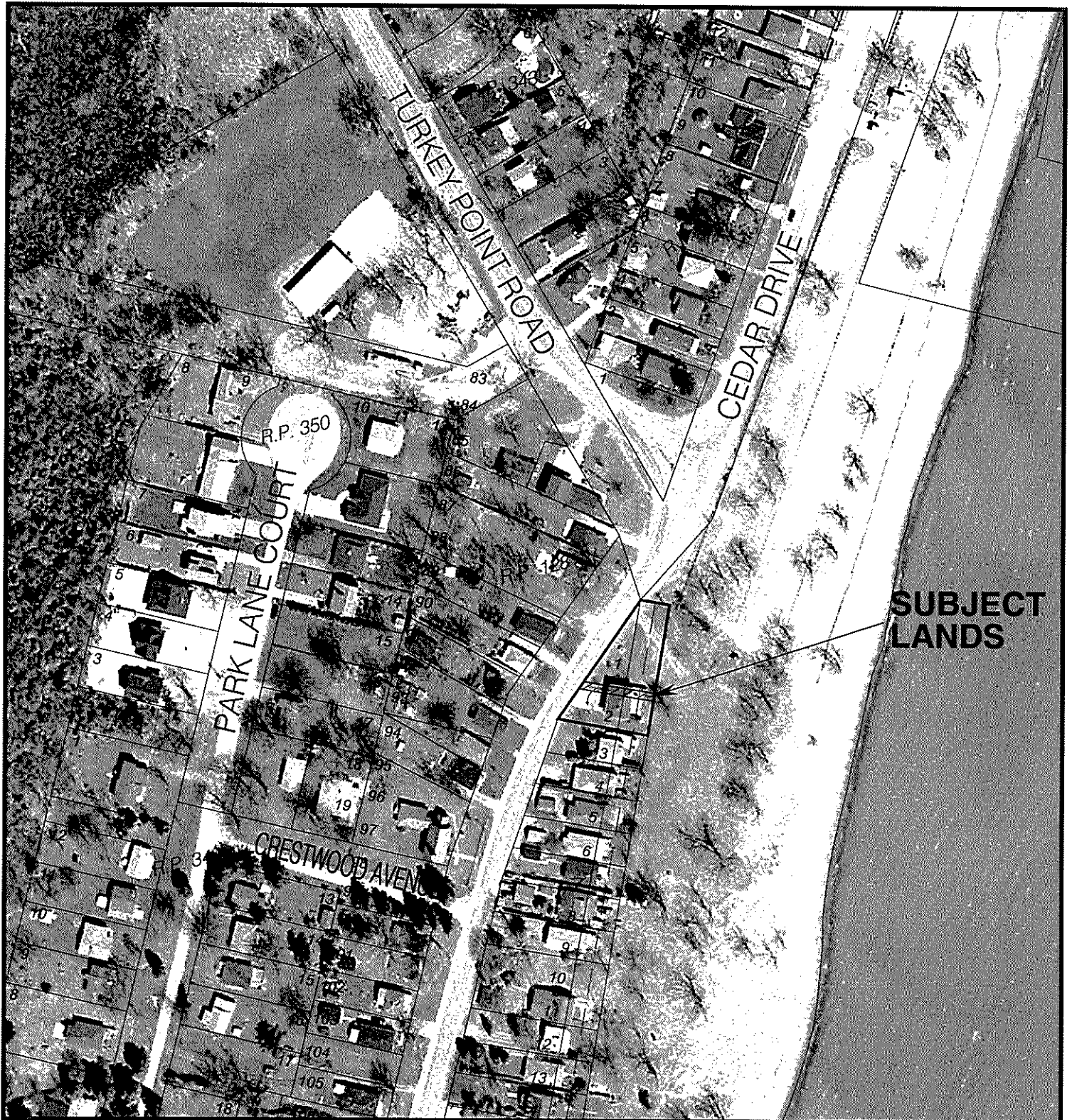
File Number: BN-001/2007

Geographic Township of CHARLOTTEVILLE



20 0 10 20 30 40 METERS

1 : 2000



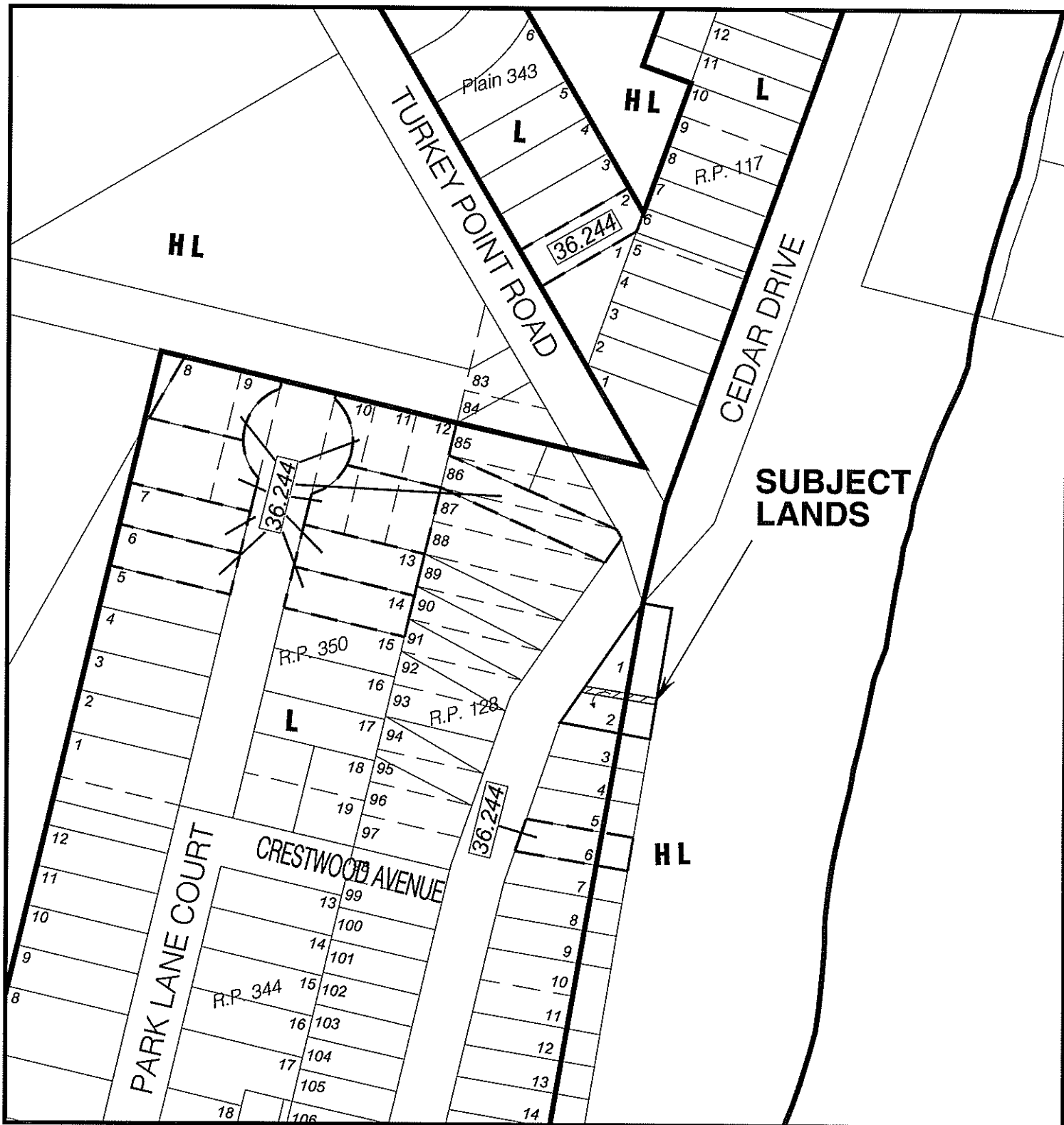
# MAP 3

File Number: BN-001/2007

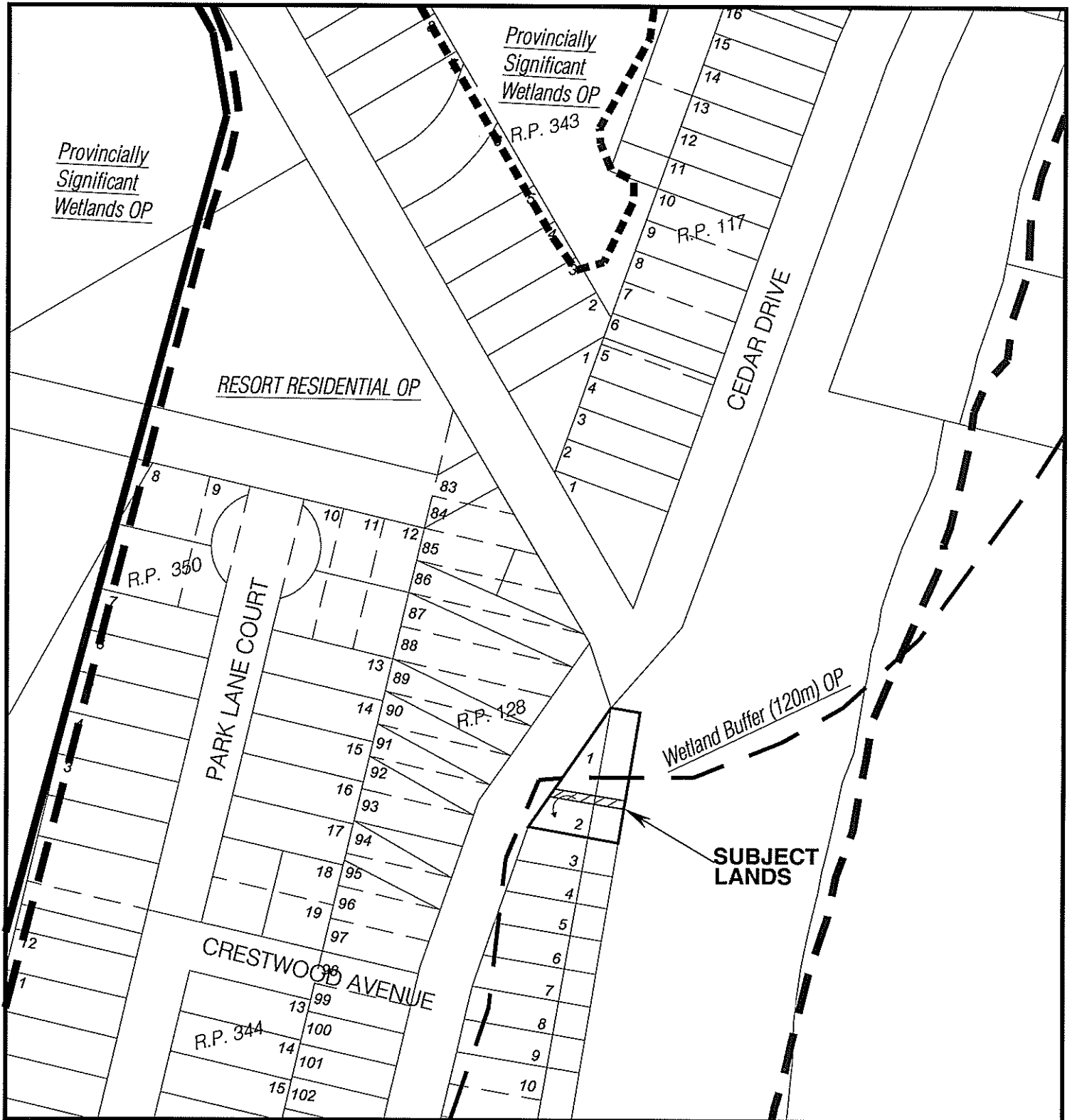
Geographic Township of CHARLOTTEVILLE



20 0 10 20 30 40 METERS  
1 : 2000



**File Number: BN-001/2007**  
**Geographic Township of CHARLOTTEVILLE**



# MAP 5

File Number: BN-001/2007

Geographic Township of CHARLOTTEVILLE

